

Fairchild Air Force Base Accident Potential Zone Relocation Project

The Challenge

The Fairchild Air Force Base Accident Potential Zone Relocation Project is a comprehensive, community based effort to eliminate the only officially recognized encroachment to Fairchild Air Force Base. This encroachment is expected to be used as a reason to recommend closure of FAFB by the next Base Realignment and Closure Commission (BRAC). The encroachment also jeopardizes local efforts to base the new KC-46A tanker at Fairchild.

The area of concern is roughly a ten block section of mobile home parks and apartments south of HW 2 in Airway Heights just east of FAFB. Several hundred people live in this neighborhood which is identified as Fairchild's Accident Potential Zone II (APZII)---crash-zone in lay terms.

A unique strategic partnership of Inland Northwest public, private and non-profit agencies is working on a comprehensive, compassionate and sustainable solution to reduce the number of residents living in the crash zone which will protect Fairchild and provide needed affordable housing. Participants include Catholic Charities of Spokane, Habitat for Humanity-Spokane, Community Frameworks, Airway Heights, the City of Spokane, Spokane County, Greater Spokane Incorporated and various federal agencies. The effort is also supported by Senators Maria Cantwell, Patty Murray and Rep. Cathy McMorris Rodgers.

The Solution

The Fairchild Air Force Base Accident Potential Zone Relocation Project has several parts:

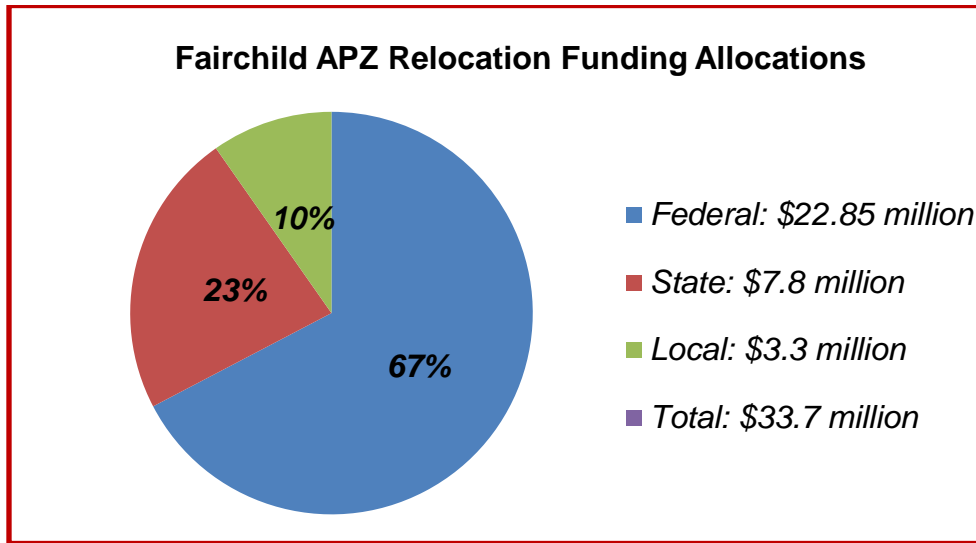
- Procure land outside the APZ on which to develop several hundred units of affordable, work-force, senior and disabled housing
- A comprehensive community outreach program to help people find new and better homes outside the APZ ***should they so choose---no one will be forced to leave their current residence***
- Working with property owners to ensure their issues are addressed
- Gaining control of the APZ property to block any residential back fill when people move
- Rezone APZ property to ensure permanent housing density reduction

Catholic Charities of Spokane is the leading this effort and has agreed to purchase 25 acres of land north of HW 2 in Airway Heights for the affordable housing consortium:

- Catholic Charities will build 150 multi-family townhouse style units
- Community Frameworks will establish 50 units of factory built homes
- Habitat for Humanity will build 30 new single family houses
- The project, when fully completed will have created more 150 new construction jobs
- Local governments will also realize tax revenue on close to \$23 million of construction
- New and first time ***home ownership*** will be realized for 60 families

The Costs

The Fairchild Air Force Base Accident Potential Zone Relocation Project's estimated cost is \$33.7 million. This includes all land acquisition, infrastructure development, housing construction and removal of empty APZ homes after people move.



Current State Funding Requests

Housing Trust Fund

Catholic Charities Spokane	\$2.75 million
Community Frameworks	\$1.75 million
Habitat for Humanity-Spokane	\$600,000
Total	\$5.1 million

Housing Trust Fund monies will be used for various efforts associated with the early stages of this large project such as design and architectural expenses, environmental costs, permitting, infrastructure and initial building construction.

Gov. Inslee's proposed budget includes \$2.7 million in the Department of Commerce's allocation to purchase an apartment complex inside the APZ. Solar World Estates is an extended-stay property that was recently repossessed by Spokane based Independent National Bank. An additional \$4 million will be needed from available County, State, and Federal sources to purchase the remaining land in the APZ.

The Next Steps

Low-Income Housing Tax Credits will be the primary federal funding source; application will be made in December 2013. An estimated \$600,000 will also be requested from Spokane County's HOME fund program. The tax credit program is extremely competitive; local and state funding is absolutely critical to show that the project has broad community support. Experience shows that tax credits **will not** be awarded without state and local support such as Housing Trust Fund dollars or HOME funds. The need to acquire local and state funding cannot be understated. Absent these monies, Fairchild is in serious danger of being put on the BRAC list and the strong local efforts to base the new KC-46A tanker at FAFB may likely fail because the DOD will not see any movement this year on finding an effective solution to the encroachment issue.